

**STATE WATER CONTROL BOARD
ENFORCEMENT ACTION - ORDER by CONSENT
ISSUED to**

PineView of Va LLC

**as the OWNER/OPERATOR of a UST FACILITY
and the RESPONSIBLE PARTY**

SECTION A: Purpose

This is a Consent Order issued under the authority of Va. Code § 62.1-44.15 for the purpose of resolving certain violations of the State Water Control Law and the applicable regulations.

SECTION B: Definitions

Unless the context clearly indicates otherwise, the terms used in this Consent Order have the meanings assigned to them in Va. Code §62.1-44.2 *et seq.*, 10.1-1182 *et seq.*, and 9VAC25-580-10 *et seq.*

SECTION C: Findings of Fact and Conclusions of Law

UST Owner		Patricia Vanscyoc	UST Operator	
Facility ID		3003268		
Facility Address		Street Address	23196 Richmond Tpke	
		City Ruther Glen	VA	Zip Code 22546
Inspection		04/13/2021	Request for Corrective Action	04/14/2021
Warning Letter		07/21/2021	Notice of Violation	11/04/2021
	UST #	Regulated Substance	Volume of UST (Gallons)	
	1CA	Gasoline	1000	
	1CB	Gasoline	3000	
		Not Applicable		
		Not Applicable		
		Not Applicable		
		Not Applicable		
Total # of UST	2	Total UST capacity at the Facility (Gallons)	4000	

Violation	Observations and Legal Requirements	Civil Charge		Subtotal
✓	Failed to keep records required at the Facility, readily available at an alternative site, or make them immediately available upon request. 9VAC25-580-120: Reporting and Record Keeping. 9VAC24-580-180: Release Detection Recordkeeping	\$ 700	# of Violations 2	\$ 1,400
✓	Failed to perform, test, or provide a method, or combination of methods, of release detection for USTs at the Facility. 9VAC25-580-130: General Requirements for all UST systems 9VAC25-580-140: Requirements for Petroleum UST systems 9VAC25-580-160: Methods of Release Detection for Tanks	\$ 700	# of Violations 1	\$ 700
	Failed to perform, test, or provide release detection for piping at the Facility. 9VAC25-580-130: General Requirements for all UST systems 9VAC25-580-140: Requirements for Petroleum UST systems 9VAC25-580-170: Methods of Release Detection for Piping	\$ 0	# of Violations	\$ 0
✓	Failed to provide, operate and/or maintain corrosion protection of the UST system. 9VAC25-580-50: Performance Standards for New UST Systems 9VAC25-580-60: Upgrading of Existing UST Systems 9VAC25-580-90: Operation and Maintenance of Corrosion Protection	\$ 700	# of Violations 2	\$ 1,400
	Failed to provide spill prevention equipment that will prevent a release into the environment. 9VAC25-580-50: Performance Standards for New UST systems 9VAC25-580-60: Upgrading of existing UST systems 9VAC25-580-80: Spill and Overfill	\$ 0	# of Violations	\$ 0
	Failed to submit a UST notification form or an amended notification form regarding a change in ownership, tank status, tank/piping systems, or substance stored within 30 days after such change or upgrade occurs or is brought into use. 9VAC25-580-70: Notification Requirements	\$ 0	# of Violations	\$ 0
	Failed to complete the required training and/designate Class A, Class B, and/or Class C operators and/or failed to provide written instructions or emergency procedures. 9VAC25-580-125: Operator Training	\$ 0	# of Violations	\$ 0

Violation	Observations and Legal Requirements	Civil Charge		Subtotal
	Failed to provide adequate overfill prevention equipment. 9VAC25-580-50: Performance Standards for New UST systems 9VAC25-580-60 Upgrading of existing UST systems 9VAC25-580-80: Spill and Overfill	\$ 0		\$ 0
		# of Violations		
✓	Failed to test spill prevention equipment, overfill equipment, and/or containment sumps at installation. 9VAC25-580-82: Periodic Testing	\$ 700		\$ 1,400
		# of Violations	2	
	Failed to properly conduct and/or test and/or keep records of UST system repairs. 9VAC25-580-110: Repairs Allowed	\$ 0		\$ 0
		# of Violations		
	Failed to report a suspected release within 24 hours. 9VAC25-580-190: Reporting of Suspected Releases 9VAC25-580-220. Reporting and Cleanup of Spills and Overfills	\$ 0		\$ 0
		# of Violations		
	Failed to immediately investigate and confirm all suspected releases of regulated substances requiring reporting within seven days. 9VAC25-580-210: Release Investigation and Confirmation Steps	\$ 0		\$ 0
		# of Violations		
	Failed to contain and immediately clean up a spill or overfill that results in a release to the environment that exceeds 25 gallons or that causes a sheen on nearby surface water; and/or take immediate action to prevent further release or migration of a regulated substance; and/or failed to identify and mitigate fire, explosion and vapor hazards; and/or failed to remedy hazards posed by contaminated soils; and/or measure for a release where contamination is most likely; and/or failed to submit an initial abatement report; and/or failed to investigate and remove free product. 9VAC25-580-220: Reporting and cleanup of spills and overfills 9VAC25-580-240: Initial Response 9VAC25-580-250: Initial Abatement Measure and Site Check 9VAC25-580-270: Free Product removal	\$ 0		\$ 0
		# of Violations		
	Failed to assemble information about the site and the nature of the release, including information gained while confirming the release or completing the initial abatement measures. 9VAC25-580-260: Site Characterization	\$ 0		\$ 0
		# of Violations		

Violation	Observations and Legal Requirements	Civil Charge	Subtotal
	Failed to notify the board 30 days before switching to a specified regulated substance and/or failed to demonstrate proper compatibility. 9VAC25-580-100 Compatibility	\$ 0 # of Violations	\$ 0
	Failed to investigate off-site impacts to determine if the UST system is the source. 9VAC25-580-200 Investigation Due to Off-Site Impacts	\$ 0 # of Violations	\$ 0
	Failed to submit a corrective action plan, with all necessary information, according to schedule required by the board, or perform corrective action to address contaminated soils and groundwater. 9VAC25-580-270: Free Product Removal 9VAC25-580-280: Corrective Action Plan	\$ 0 # of Violations	\$ 0
	Failed to follow the requirements to temporarily close a UST system and/or failed to keep temporarily closed UST system in compliance with requirements. 9VAC25-580-310 Temporary Closure	\$ 0 # of Violations	\$ 0
	Delivered or accepted a regulated substance into an ineligible UST. 9VAC25-580-370 Requirements for Delivery Prohibition	\$ 0 # of Violations	\$ 0
	Failed to permanently close a UST system that does not meet the new UST or UST upgrade requirements. 9VAC25-580-50: Performance Standards for New UST systems 9VAC25-580-60: Upgrading of existing UST systems 9VAC25-580-310: Temporary Closure	\$ 0 # of Violations	\$ 0
	Failed to demonstrate financial responsibility for taking corrective action and for compensating third parties for bodily injury and property damage caused by accidental releases arising from the operation of petroleum USTs. 9VAC25-590-40. Amount and Scope of Financial Responsibility Requirement. 9VAC25-580-50 Performance Standards for New UST Systems	\$ 0 # of Violations	\$ 0
	Failed to maintain evidence of all financial assurance mechanisms used to demonstrate financial responsibility. 9VAC25-590-160: Recordkeeping	\$ 0 # of Violations	\$ 0
Civil Charge Subtotal			\$ 4,900

Aggravating Factors		
	Additional Civil Charge Assessment	Subtotal
Degree of Culpability	0.00	\$ 0
Consent Order in another media Program within 36 months	0.00	\$ 0
Consent Order in the same media program within 36 months	0.00	\$ 0
Aggravating Factors Subtotal		\$ 0
Civil Charge Subtotal and Aggravating Factor Subtotal		\$ 4,900
Civil Charge Reduction	-0.00	\$ 0
Economic Benefit of Noncompliance		
In accordance with 62.1-44.15(8d), the Responsible Party's Ability to Pay was evaluated and it was determined that there is an ability to pay.	Yes	
Total Civil Charge		\$ 4,900
Based on the results of staff observations, the Board concludes that Responsible Party has violated Va. Code and Regulations as identified herein.		

SECTION D: Agreement and Order

Accordingly, by virtue of the authority granted it in Va. Code §§ 62.1-44.15, the Board orders the Responsible Party, and the Responsible Party agrees to:

1. Perform the actions described in Appendix A of this Order; and
2. Pay a civil charge within 30 days of the effective date of the Order in settlement of the violations cited in this Order in the amount of

\$ 4,900

Payment shall be made by check, certified check, money order or cashier's check payable to the "Treasurer of Virginia," and delivered to:

Receipts Control
Department of Environmental Quality
Post Office Box 1104
Richmond, VA 23218

The Responsible Party shall include its Federal Employer Identification Number (FEIN) with the civil charge payment and shall indicate that the payment is being made in accordance with the requirements of this Order for deposit into the Virginia Petroleum Storage Tank Fund (VPSTF). If the Department has to refer collection of moneys due under this Order to the Department of Law, Responsible Party shall be liable for attorneys' fees of 30% of the amount outstanding.

SECTION E: Administrative Provisions

1. The Board may modify, rewrite, or amend this Order with the consent of the Responsible Party for good cause shown by the Responsible Party, or on its own motion pursuant to the Administrative Process Act, Va. Code § 2.2-4000 *et seq.*, after notice and opportunity to be heard.
2. This Order addresses and resolves only those violations specifically identified in Section C of this Order. This Order shall not preclude the Board or the Director from taking any action authorized by law, including but not limited to: (1) taking any action authorized by law regarding any additional, subsequent, or subsequently discovered violations; (2) seeking subsequent remediation of the facility; or (3) taking subsequent action to enforce the Order.
3. For purposes of this Order and subsequent actions with respect to this Order only, the Responsible Party admits the jurisdictional allegations, findings of fact, and conclusions of law contained herein.
4. The Responsible Party consents to venue in the Circuit Court of the City of Richmond for any civil action taken to enforce the terms of this Order.
5. The Responsible Party declares it has received fair and due process under the Administrative Process Act and the State Water Control Law and it waives the right to any hearing or other administrative proceeding authorized or required by law or regulation, and to any judicial review of any issue of fact or law contained herein. Nothing herein shall be construed as a waiver of the right to any administrative proceeding for, or to judicial review of, any action taken by the Board to modify, rewrite, amend, or enforce this Order.
6. Failure by the Responsible Party to comply with any of the terms of this Order shall constitute a violation of an order of the Board. Nothing herein shall waive the initiation of appropriate enforcement actions or the issuance of additional orders as appropriate by the Board or the Director as a result of such violations. Nothing herein shall affect appropriate enforcement actions by any other federal, state, or local regulatory authority.
7. If any provision of this Order is found to be unenforceable for any reason, the remainder of the Order shall remain in full force and effect.
8. The Responsible Party shall be responsible for failure to comply with any of the terms and conditions of this Order unless compliance is made impossible by earthquake, flood, other acts of God, war, strike, or such other unforeseeable circumstances beyond its control and not due to a lack of good faith or diligence on its part. The Responsible Party shall demonstrate that such circumstances were beyond its control and not due to a lack of good faith or diligence on its part. The Responsible Party shall notify the DEQ Regional Director verbally within 24 hours and in writing within three business days when circumstances are anticipated to occur, are occurring, or have occurred that may delay compliance or cause noncompliance with any requirement of the Order. Such notice shall set forth:
 - a. the reasons for the delay or noncompliance;
 - b. the projected duration of any such delay or noncompliance;
 - c. the measures taken and to be taken to prevent or minimize such delay or noncompliance; and
 - d. the timetable by which such measures will be implemented and the date full compliance will be achieved.

Failure to so notify the Regional Director verbally within 24 hours and in writing within three business days, of learning of any condition above, which the parties intend to assert will result in the impossibility of compliance, shall constitute a waiver of any claim to inability to comply with a requirement of this Order.

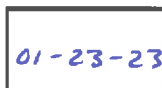
9. This Order is binding on the parties hereto and any successors in interest, designees and assigns, jointly and severally.
10. This Order shall become effective upon execution by both the Director or his designee and The Responsible Party. Nevertheless, the Responsible Party agrees to be bound by any compliance date which precedes the effective date of this Order.
11. This Order shall continue in effect until:
 - a. The Director or his designee terminates the Order after the Responsible Party has completed all of the requirements of the Order;
 - b. The Responsible Party petitions the Director or his designee to terminate the Order after it has completed all of the requirements of the Order and the Director or his designee approves the termination of the Order; or
 - c. the Director or Board terminates the Order in his or its sole discretion upon 30 days' written notice to Responsible Party.

Termination of this Order, or any obligation imposed in this Order, shall not operate to relieve the Responsible Party from its obligation to comply with any statute, regulation, permit condition, other order, certificate, certification, standard, or requirement otherwise applicable.

12. Any plans, reports, schedules or specifications attached hereto or submitted by the Responsible Party and approved by the Department pursuant to this Order are incorporated into this Order. Any non-compliance with such approved documents shall be considered a violation of this Order.
13. The undersigned representative of the Responsible Party certifies that he or she is a responsible official [or officer] authorized to enter into the terms and conditions of this Order and to execute and legally bind the Responsible Party to this document. Any documents to be submitted pursuant to this Order shall also be submitted by a responsible official of Responsible Party.
14. This Order constitutes the entire agreement and understanding of the parties concerning settlement of the violations identified in Section C of this Order, and there are no representations, warranties, covenants, terms or conditions agreed upon between the parties other than those expressed in this Order.
15. By its signature below, the Responsible Party voluntarily agrees to the issuance of this Order.

And it is so ORDERED.










As the owner/operator of the UST system identified herein, herby certify that I am the Responsible Party and acknowledge that there are no material facts in dispute with respect to the violations as identified in this consent order.

Date: 11/4/2022 By: Patricia B. Yancy

Commonwealth of Virginia

City/County of Caroline

The foregoing document was signed and acknowledged before me on


Notary Public
7957159
Registration No.

My commission expires: 10/31/25

Notary seal:



APPENDIX A SCHEDULE OF COMPLIANCE

The Responsible Party shall take the following actions:

Corrective Actions to be Performed	Due Date
Provide records demonstrating that the install and/or repair of the necessary equipment to provide adequate corrosion protection on the UST system is in accordance with 9VAC25-580-90 and 9VAC25-580-110.	03/01/2023
Complete cathodic protection system testing in accordance with 9VAC25-580-90 and submit copies of passing cathodic protection system test results in accordance with 9VAC25-580-120.	03/01/2023
Provide records for three months in accordance with 9VAC25-580-120 demonstrating compliance with all release detection requirements as required in 9VAC25-580-180.	03/01/2023

DEQ Contact

Unless otherwise specified in this Order, the Responsible Party shall submit all requirements of Appendix A of this Order to:

Northern Regional Office
DEQ Enforcement
13901 Crown Court
Woodbridge, Virginia 22193

